Mr Tim Waters
RENEW Planning Limited
22 Berghem Mews
Blythe Road
London
W14 0HN

Development Management
Planning and Building Control
Place Directorate
Tower Hamlets Town Hall
160 Whitechapel Road
London E1 1BJ
www.towerhamlets.gov.uk
Enquiries to: Sally Fraser
Tel: 0207 364 5009

Application Number: PA/21/02703

09/08/2023

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)

CONDITIONAL PERMISSION FOR DEVELOPMENT

In accordance with the Act and Order mentioned above, Tower Hamlets Council as Local Planning Authority hereby gives notice of its decision to grant permission for the development referred to in the schedule to this notice and as shown on the submitted plans and particulars subject to the conditions set out in the schedule.

You are advised that this permission does not modify or extinguish any covenants, easements or other restrictions applying to or affecting the land, or the rights affecting the land, or the rights of any other person entitled to the benefits thereof. You are also advised that this permission does not relieve you of the need to obtain any approval necessary under the Building Act 1984, Building Regulations 2000, or other related legislation. In this connection you should contact the Head of Building Control, Place Directorate, Tower Hamlets Town Hall, 160 Whitechapel Road, London E1 1BJ (020 7364 5009) for advice or guidance on the necessity for obtaining building regulation approval in this particular case.

You must ensure you have obtained the written consent of the land owner, building owner or any other third party (including the Council) who has an interest in the property or land, prior to commencing work on the development specified in this notice.

Applicants are reminded of the need to comply with the provisions of Part II of the London Building Acts (Amendment) Act 1939 in order to obtain official geographical and postal addresses and to get any newly created streets and access-ways officially named. **In order to avoid delays at completion stage of the work the application should be made on commencement of the work or shortly thereafter**. Details of the development, including site, block and internal plans annotated with unique plot numbers and additional development information such as tenure, number of bedrooms etc. with completed application forms (available from the Street Naming and Numbering webpage on the Councils website) should be sent to Planning and Building Control, Street Naming and Numbering, Tower Hamlets Town Hall, 160 Whitechapel Road, London E1 1BJ

Your attention is drawn to the following statement of applicants' rights:-

1) Appeals to the Secretary of State

If you are aggrieved by this decision you may appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you want to appeal from the date of your decision notice then you must do so within **SIX months** (unless your proposal relates to householder appeal or minor commercial appeal as defined in Article 37 of the DMPO 2015 in which case you must do so within **TWELVE weeks** of the date of this notice), or 28 days, if the development in your application is the same or substantially the same as development that is currently or subsequently the subject of an enforcement notice. Appeals can be made online at: https://www.gov.uk/appeal-planning-decision. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

2) Purchase Notice

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor can they render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Act 1990.

3) Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990.

Yours sincerely,

Jennifer Peters, Director Planning and Building Control

SCHEDULE

Full Planning Permission

Location: Land comprising Harriot, Apsley & Pattison Houses and the Redcoat & Redcoat Community Centres, Stepney Green, London, E1

Proposal: Redevelopment of the site comprising demolition of existing buildings (including Harriott House, Apsley House, Pattison House, The Redcoat Centre and Redcoat Community Centre) to provide 412 residential units (Class C3) and 1,192m2 GIA of community use (Class E (e-f), Class F1 (e-f), Class F.2 (b)) provided across buildings ranging in height from 4-8 storeys, together with associated landscaped communal amenity space, accessible car parking, secure cycle parking spaces and refuse/recycling storage facilities.

Date: 09/08/2023 **Reference:** PA/21/02703

Application Received on: 13 December, 2021

Application Registered on: 13 December, 2021

Documents and Drawings

Proposed ground floor plan – CER-PRP-MP-00-DR-A-02210 P3
Proposed first floor plan - CER-PRP-MP-01-DR-A-02211 P2
Proposed second floor plan - CER-PRP-MP-02-DR-A-02212 P1
Proposed third floor plan - CER-PRP-MP-03-DR-A-02213 P1
Proposed fourth floor plan - CER-PRP-MP-04-DR-A-02214 P1
Proposed fifth floor plan – CER-PRP-MP-05-DR-A-02215 P1
Proposed sixth floor plan - CER-PRP-MP-06-DR-A-02216 P1
Proposed seventh floor plan - CER-PRP-MP-07-DR-A-02217 P1
Proposed roof plan - CER-PRP-MP-08-DR-A-02218 P2
Site location plan - CER-PRP-MP-XX-DR-A-02100 P0
Existing site plan - CER-PRP-MP-XX-DR-A-02101 P0
Existing site elevations – sheet 1 - CER-PRP-MP-XX-DR-A-02102 P0
Existing site elevations – sheet 2 - CER-PRP-MP-XX-DR-A-02103 P0
Proposed site plan - CER-PRP-MP-XX-DR-A-02200 P2
Proposed demolition plan - CER-PRP-MP-XX-DR-A-02201 P0
Proposed phasing plans - CER-PRP-MP-XX-DR-A-02202 P2
Proposed gross internal areas - CER-PRP-MP-XX-DR-A-02203 P2
Proposed elevations – Jamaica Street & Stepney Way - CER-PRP-MP-XX-DR-A-02300 P2
Proposed elevations – Wellesley Street & Aylward Street - CER-PRP-MP-XX-DR-A-02301 P2
Proposed elevations – Inner Street - CER-PRP-MP-XX-DR-A-02302 P2
Proposed elevations – Block A courtyard - CER-PRP-MP-XX-DR-A-02303 P1
Proposed elevations – Block B courtyard - CER-PRP-MP-XX-DR-A-02304 P1
Proposed site sections – sheet 1 - CER-PRP-MP-XX-DR-A-02305 P1
Proposed site sections – sheet 2 - CER-PRP-MP-XX-DR-A-02306 P1

Proposed site elevations – sheet 1 - CER-PRP-MP-XX-DR-A-02307 P2
Proposed site elevations – sheet 2 - CER-PRP-MP-XX-DR-A-02308 P2
Proposed refuse strategy - CER-PRP-MP-XX-DR-A-02400 P1
Proposed cycle storage - CER-PRP-MP-XX-DR-A-02401 P3
Unit type 1201G - CER-PRP-MP-XX-DR-A-U1201 P2
Unit type 1202G - CER-PRP-MP-XX-DR-A-U1202 P2
Unit type 2301G - CER-PRP-MP-XX-DR-A-U2301 P2
Unit type 2401G - CER-PRP-MP-XX-DR-A-U2401 P2
Unit type 2402G - CER-PRP-MP-XX-DR-A-U2402 P2
Unit type 2403G - CER-PRP-MP-XX-DR-A-U2403 P2
Unit type 2404G - CER-PRP-MP-XX-DR-A-U2404 P1
Unit type 2405G - CER-PRP-MP-XX-DR-A-U2405 P1
Unit type 3501G - CER-PRP-MP-XX-DR-A-U3501 P2
Unit type 3502G - CER-PRP-MP-XX-DR-A-U3502 P2
Unit type 3503G - CER-PRP-MP-XX-DR-A-U3503 P2
Unit type 3504G - CER-PRP-MP-XX-DR-A-U3504 P2
Unit type 3505G - CER-PRP-MP-XX-DR-A-U3505 P2
Unit type 3507G - CER-PRP-MP-XX-DR-A-U3507 P1
Unit type 3601G - CER-PRP-MP-XX-DR-A-U3601 P2
Unit type 3602G - CER-PRP-MP-XX-DR-A-U3602 P2
Unit type 3603G - CER-PRP-MP-XX-DR-A-U3603 P2
Unit type 3604G - CER-PRP-MP-XX-DR-A-U3604 P2
Unit type 3606G - CER-PRP-MP-XX-DR-A-U3606 P2
Unit type 3607G - CER-PRP-MP-XX-DR-A-U3607 P2
Unit type 3608G - CER-PRP-MP-XX-DR-A-U3608 P2
Unit type 4601G - CER-PRP-MP-XX-DR-A-U4601 P2
Unit type 4602G - CER-PRP-MP-XX-DR-A-U4602 P1
Unit type 4701G - CER-PRP-MP-XX-DR-A-U4701 P2
Unit type 4702G - CER-PRP-MP-XX-DR-A-U4702 P2
Unit type 4703G - CER-PRP-MP-XX-DR-A-U4703 P2
Unit type 4707G - CER-PRP-MP-XX-DR-A-U4707 P1
Landscape ground floor GA – CER-PRP-ZZ-00-DR-L-2001 P1
Landscape podium GA - CER-PRP-ZZ-00-DR-L-2002 P0
Landscape masterplan - CER-PRP-ZZ-00-DR-L-2000 P1
Vehicle swept path analysis – TR005 A
Affordable Housing Provision Obligations Letter dated 08/08/2023

Other application documents

Accommodation schedule
Be Green BRUKL
Be Lean BRUKL
Clichy Estate Be Seen spreadsheet V2
Detailed circular economy statement
Fire Statement form
GHA overheating in new homes tool
GLA C02 Emissions rev 01
Private amenity space provision
SuDs Proforma
Design and Access Statement – Part 1,2,3,4
Overshadowing Impact Assessment Part 1 and Part 2
Daylight and Sunlight Proposed Design
Daylight and Sunlight Proposed Design – Part 2, 3, 4, 5
Flood Risk Assessment Part 1 and Part 2
Planning Statement
Air Quality Assessment
Arboricultural Impact Assessment
BREEAM pre-assessment

Circular Economy Statement

Delivery and Servicing Plan
Desk Study and Ground Investigation Report – Part 1,2,3 and 4
Detailed unexploded ordnance (UXO) Risk Assessment
Energy strategy report
Environmental wind planning report
Equality impact assessment
Framework BREEAM travel plan
Health Impact Assessment
Heritage Impact Assessment
Landscape Statement – Part 1,2,3,4,5,6,7,8,9,10,11,12
Noise assessment report – Part 1,2,3
Outline construction logistics plan
Planning fire statement
Preliminary ecological appraisal
Proposed decant strategy
Statement of Community Involvement
Summer Overheating Assessment
Sustainable Design and Construction Statement
Transport Assessment
Proposed Refuse Strategy
Vehicle Swept Path

Statement of positive and proactive engagement

The Local Planning Authority has worked with the applicant in a positive and proactive manner by making available a formal pre-application process, including free duty officer advice. The Local Planning Authority has also produced policies and provided written guidance, all of which are available on the Council's website and which has been followed in this instance.

Conditions and Reasons:

1 - Time Limit

The development shall begin no later than three years from the date of this decision.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2 - Approved Plans

The development shall be carried out in accordance with the approved drawings listed in the Schedule to this decision notice.

Reason: For the avoidance of doubt and in the interest of proper planning.

3 - Personal Permission

The development hereby permitted is personal to and shall be implemented and carried out only by The London Borough of Tower Hamlets and shall not ensure for the benefit of the land nor any other person.

Reason: As the London Borough of Tower Hamlets is the land owner (and applicant), the Council as the Local Planning Authority are unable to secure planning obligations through a s106 agreement to make the development acceptable in planning terms because the Council as one entity cannot contract with itself. In these special circumstances, it is necessary to secure the normal mitigation by alternative means, and making it appropriate for the permission to be personal to the Council in this instance.

4 - Amplified Music

There shall be no amplified calls to prayer relating to the ground floor community use space, public address system or music system used in any part of the premises so as to be audible outside the premises or within adjoining premises.

Reason: To safeguard the amenity of adjacent residents and the area generally, in accordance with policy D.DH8 of the Tower Hamlets Local Plan 2031.

5 - Cycle Parking

No less than 790 long-stay cycle parking spaces shall be provided for the residential component of the development.

No less than 3 long-stay cycle parking spaces shall be provided for the non-residential component of the development.

No less than 28 short stay spaces shall be provided to cater for the residential and community space.

No less than 5% of the total number of cycle parking spaces shall be provided in the form of accessible cycle spaces.

The cycle storage facilities shall be completed in accordance with the approved drawings prior to the first occupation of the development and thereafter maintained in operational condition and made available to the occupiers of the development for the lifetime of the development.

The cycle stores will be secured by self-closing fob-controlled doors.

Reason: To ensure the provision of adequate cycle parking facilities in accordance with the requirements of policies T5 of the London Plan (2021), D.TR3 of the Tower Hamlets Local Plan 2031 (2020) and the London Cycling Design Standards (LCDS).

6 - Hours of Use

The use hereby permitted shall only take place between the hours of 07:00 and midnight, except during the Islamic month of Ramadan, when extended hours are permitted and before 7am at those times of the year when sunrise is before this time.

Reason: To safeguard the amenity of adjacent residents and the area generally, in accordance with policy D.DH8.

7 - Construction

Unless otherwise specified by a S61 Consent granted under the Control of Pollution Act 1974, demolition, building, engineering or other operations associated with the construction of the development (including arrival, departure and loading and unloading of construction vehicles):

a) Shall be carried out in accordance with the Tower Hamlets Code of Construction Practice.

b) Shall only be carried out within the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. No works shall take place on Sundays and Public Holidays.

c) Ground-borne vibration shall not exceed 1.0mm/s Peak Particle Velocity (PPV) at residential and 3.0mm/s PPV at commercial properties neighbouring the site.

d) Noise levels measured 1 metre from the façade of any occupied building neighbouring the site shall not exceed 75dB(A) at residential and commercial properties, and 65dB(A) at schools and hospitals (LAeq,T where T = 10 hours Monday to Friday and 5 hours for Saturday).

Reason: To safeguard the amenity of local residents and the area generally in accordance with policy D.DH8 of the Tower Hamlets Local Plan 2031 (2020).

8 - External Lighting

No external lighting related to the development approved shall be installed unless it is in accordance with details which have been previously submitted and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be

altered without the prior consent in writing of the Local Planning Authority.

Reason: In the interests of protecting local biodiversity and to comply with Policy D.ES3 of the Tower Hamlets Local Plan 2031 (Adopted 2020).

9 - Plant Verification

No mechanical plant shall be operated within the site until a post installation verification report, including acoustic test results, has first been submitted to and approved in writing by the Local Planning Authority confirming that plant noise 10dB below the existing representative background sound level at 1m from façade of nearest receptor has been achieved and that the mitigation measures are robust. Noise from plant shall continue to comply with the noise limit post installation.

Reason: To ensure that the development does not result in noise disturbance to neighbouring residents in accordance with policies D.DH8 and D.ES9 of the Tower Hamlets Local Plan 2031 (2020).

10 - Plant on roof

No plant, water tanks, water tank enclosures, air conditioning units or other structures that are not shown on the approved plans shall be erected upon the roofs of the buildings hereby permitted unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance in accordance with Policy S.DH1 of the Tower Hamlets Local Plan 2031 (2020).

11 - External pipework

No new plumbing, pipes, soil stacks, flues, vent grilles, security alarms or ductwork shall be fixed on the external faces of the building unless as otherwise shown on the drawings hereby approved.

Reason: To ensure a satisfactory appearance in accordance with Policy S.DH1 of the Tower Hamlets Local Plan 2031 (2020).

12 - Tree Protection

No development shall take place until all of the trees within the site and all trees that overhang from adjoining land save for any trees explicitly identified for felling on approved drawings, have been protected in accordance with British Standard 5837 – *'Trees in relation to Construction Sites'*.

The tree protection measures shall be retained in place for the duration of the construction works and during this period no works other than landscaping works shall be carried out or materials stored within the protected areas underneath the trees.

Reason: To protect the trees on site from damage during construction works in accordance

with the requirements of policy D.DH6 of the Tower Hamlets Local Plan 2031 (2020) and Section 197 of the Town and Country Planning Act 1990 (as amended).

13 - Dust Management

Part A

Prior to the commencement of Phase 1 of the development, a Dust Management Plan (DMP), based on an Air Quality and Dust Risk Assessment (AQDRA), shall be submitted to and approved, in writing, by the local planning authority. The DMP shall be in accordance with The Control of Dust and Emissions during Construction and Demolition SPG 2014. The DMP will need to detail the measures to reduce the impacts during the construction phase. The development shall be undertaken in accordance with the approved plan.

During each construction Phase 1 of the proposed development (demolition, earthworks, construction, and trackout), PM10 continuous monitoring shall be carried out on site. Parameters to be monitored, duration, locations and monitoring techniques must be approved in writing by the London Borough of Tower Hamlets prior to commencement of monitoring.

Part B

Prior to the commencement of Phase 2 of the development, a Dust Management Plan (DMP), based on an Air Quality and Dust Risk Assessment (AQDRA), shall be submitted to and approved, in writing, by the local planning authority. The DMP shall be in accordance with The Control of Dust and Emissions during Construction and Demolition SPG 2014. The DMP will need to detail the measures to reduce the impacts during the construction phase. The development shall be undertaken in accordance with the approved plan.

During each construction Phase 2 of the proposed development (demolition, earthworks, construction, and trackout), PM10 continuous monitoring shall be carried out on site. Parameters to be monitored, duration, locations and monitoring techniques must be approved in writing by the London Borough of Tower Hamlets prior to commencement of monitoring.

Reason: To manage and prevent further deterioration of existing low-quality air across London in accordance with policy D.ES2 of Tower Hamlets Local Plan 2031 (2020)

14 - Stage 1 RSA

Prior to commencement of works, a Stage 1 Road Safety Audit, which follows the TfL Road Safety Audit Procedure, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that the inner street would not present highway and safety concerns to pedestrians and cyclists.

Reason: In order to ensure that the development prioritises the needs of pedestrians and cyclists, in accordance with Policy S.TR1 of the Tower Hamlets Local Plan 2031 (2020)

15 - Wind Mitigation

Part A

Prior to commencement of above ground construction works for Phase 1 hereby permitted, details of wind mitigation measures, including soft and hard landscaping and any façade details, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that the proposed mitigation results in acceptable

conditions in terms of safety and comfort within and around the development. The development shall be thereafter carried out in accordance with the approved details and the mitigation measures maintained as part of the development thereafter.

Part B

Prior to commencement of above ground construction works for Phase 2 hereby permitted, details of wind mitigation measures, including soft and hard landscaping and any façade details, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that the proposed mitigation results in acceptable conditions in terms of safety and comfort within and around the development. The development shall be thereafter carried out in accordance with the approved details and the mitigation measures maintained as part of the development thereafter.

Reason: In order to ensure a high quality of design and public realm in regard to wind safety and comfort, in accordance with policy S.DH1 of the Tower Hamlets Local Plan 2031 (2020).

16 - Financial Contributions

No development shall take place level until a scheme for the provision of financial contributions has been submitted to and approved in writing by the Local Planning Authority. The financial contributions are intended to make the development acceptable and to mitigate its impact. The development shall be undertaken in accordance with the approved scheme. The scheme shall include the following contributions, and outline a timetable for their payments/delivery:

a) A contribution of £180,640 towards construction phase employment training.

b) A contribution of £381,022 towards carbon offset projects

Total: £561,662

Reason: To ensure that the proposed development is deliverable, viable and that it provides for the infrastructure needs of the borough's residents and to mitigate the impacts arising from this development. In particular, impacts on amenity, social, environmental in accordance with Policy D.SG5 of the Tower Hamlets Local Plan together with the key objectives of the Tower Hamlets Planning Obligations SPD and sections 55 to 58 of the NPPF.

17 - Non Financial Contributions

No development shall commence until a strategy to mitigate against the impact of the development has been submitted to and approved in writing by the Local Planning Authority.

The strategy shall include the following provision:

i) 29 construction phase apprenticeship

ii) 20% Local Procurement

iii) 20% Local Labour in Construction

iv) Set out how the contractors will work with the London Borough of Tower Hamlets Access to Employment Team to deliver initiatives promoting access to employment within the borough

v) Compliance with the Considerate Constructors Scheme

vi) Provide for monitoring

Reason: To ensure that the proposed development delivers sustainable growth in Tower Hamlets, provide for the infrastructure needs of the borough's residents and to mitigate the impacts arising from this development. In particular to ensure the development contributes to providing local training or employment opportunities in the construction phase of the development and ensuring that the development does not impact on the local highway network in accordance with policies S.SG2, D.TR2 and D.DH8 of the Tower Hamlets Local Plan 2031 (Adopted 2020).

18 - Biodiversity

Prior to the commencement of above-ground works for each phase, full details of biodiversity mitigation and enhancements shall be submitted to and approved in writing by the local planning authority. The biodiversity enhancements must result in a 10% biodiversity net gain. The biodiversity enhancements shall include but not be limited to the following:

- biodiverse roofs following the best practice guidance published by Buglife – details provided should include the location and total area of biodiverse roofs, substrate depth and type, planting including any vegetated mat or blanket (though sedum mats should be avoided if possible) and any additional habitats to be provided such as piles of stones or logs;
- landscaping to include at least three native tree species across the site – details to include species, numbers and locations;
- a good diversity of nectar-rich plants to provide food for bees and other pollinators for as much of the year as possible – details should include species list and planting plans;
- bat boxes, habitat features for invertebrates, and nest boxes for appropriate bird species including swift – details should include number, locations and type of boxes. The agreed measures shall be implemented in full prior to the occupation of the development hereby approved, and shall be maintained appropriately for the life of the development.

The details shall be implemented in full and only in accordance with the approved details, prior to first occupation of the development and retained as such thereafter, except with the prior permission of the local planning authority.

Reason: To increase the biodiversity of the site and to comply with Policy D.ES3 of the Tower Hamlets Local Plan and Policy G6 of the London Plan.

19 - Invasive Species

Prior to the commencement of development for each phase, a detailed method statement for the removal of Japanese knotweed on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures to prevent the spread of Japanese knotweed during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

Reasons: Japanese knotweed is an invasive plant, the spread of which is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent its spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment occurring.

20 - Contaminated Land

Part A

A site plan must be submitted showing sections of the site that would be remedied under Phase 1 and those that would be remediated under Phase 2. Phase 1 and Phase 2 land should cover the entirely of the site.

Part B

a) No works shall take place (save for demolition works, site preparation, erection of fencing, laying of or provision of any services, laying of temporary surfaces and erection of temporary site buildings for construction purposes) until a remediation scheme to deal with the potential ground contamination of Phase 1 of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include:

a i. A site investigation scheme, based on (Phase 1 Desk Study report) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site;

a ii. The results of the site investigation and detailed risk assessment referred to in (i.) and based on these an options appraisal and remediation strategy giving full details of the remediation and mitigation measures required and how they are to be undertaken;

a iii. A verification plan setting out the details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3.) are complete to a satisfactory standard; and

a iv. A monitoring and maintenance plan, setting out provisions for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The contamination remediation works for Phase 1 shall be carried out in accordance with the approved details and completed prior to the first occupation of the development. The provisions of the monitoring and maintenance plan shall be in force from the first occupation of the development and retained for its lifetime.

b) If during the works any additional contamination is encountered, all works in the relevant part of the site shall cease immediately and not resume until either:

b i) The potential contamination has been assessed and a remediation scheme has been submitted to and approved in writing by the Local Planning Authority.

or

b ii) Timescales for submission of a remediation scheme and details of works which may be carried out in the interim have been agreed in writing by the Local Planning Authority.

Any additional land contamination shall be fully remedied prior to the first occupation of the development.

c) Phase 1 development shall not be occupied until a post completion verification report, including results of sampling and monitoring carried out, has first been submitted to and approved in writing by the local planning authority demonstrating that the site remediation criteria have been met.

Part C

a) No works shall take place (save for demolition works, site preparation, erection of fencing, laying of or provision of any services, laying of temporary surfaces and erection of temporary site buildings for construction purposes) until a remediation scheme to deal with the potential ground contamination of Phase 2 of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include:

a i. A site investigation scheme, based on (Phase 1 Desk Study report) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site;

a ii. The results of the site investigation and detailed risk assessment referred to in (i.) and based on these an options appraisal and remediation strategy giving full details of the remediation and mitigation measures required and how they are to be undertaken;

a iii. A verification plan setting out the details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3.) are complete to a satisfactory standard; and

a iv. A monitoring and maintenance plan, setting out provisions for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The contamination remediation works for Phase 2 shall be carried out in accordance with the approved details and completed prior to the first occupation of the development. The provisions of the monitoring and maintenance plan shall be in force from the first occupation of the development and retained for its lifetime.

b) If during the works any additional contamination is encountered, all works in the relevant part of the site shall cease immediately and not resume until either:

b i) The potential contamination has been assessed and a remediation scheme has been submitted to and approved in writing by the Local Planning Authority.

or

b ii) Timescales for submission of a remediation scheme and details of works which may be

carried out in the interim have been agreed in writing by the Local Planning Authority.

Any additional land contamination shall be fully remedied prior to the first occupation of the development.

c) Phase 2 development shall not be occupied until a post completion verification report, including results of sampling and monitoring carried out, has first been submitted to and approved in writing by the local planning authority demonstrating that the site remediation criteria have been met.

Reason: To ensure that contaminated land is properly treated and made safe and to safeguard the health and safety of the future occupants in accordance with policy D.DES8 of the Tower Hamlets Local Plan 2031 (2020).

21 - CEMP

Part A

Prior to commencement of development of Phase 1, including any works of demolition, a Construction Environmental Management & Logistics Plan must be submitted to and approved in writing by the Local Planning Authority.

The plans shall aim to minimise the amenity, environmental and road network impacts of the demolition and construction activities and include the details of:

a) Telephone, email and postal address of the site manager and details of complaints procedures for members of the public;

b) Measures to maintain the site in a tidy condition in terms of disposal/storage of waste and storage of construction plant and materials;

c) Scheme for recycling/disposition of waste resulting from demolition and construction works;

d) Ingress and egress to and from the site for vehicles;

e) Safeguarding of buried services;

f) Proposed numbers and timing of vehicle movements through the day and the proposed access routes, delivery scheduling, use of holding areas, logistics and consolidation centres;

g) Parking of vehicles for site operatives and visitors;

h) Travel Plan for construction workers;

i) Construction lighting and timings of such, not to unduly impact on neighbouring amenity;

j) Location and size of site offices, welfare and toilet facilities;

k) Erection and maintenance of security hoardings including decorative displays and facilities for public viewing;

l) Measures to ensure that pedestrian access past the site is safe and not obstructed;

m) Measures to minimise risks to pedestrians and cyclists, including but not restricted to accreditation of the Fleet Operator Recognition Scheme (FORS) and use of banksmen for supervision of vehicular ingress and egress.

n) Mitigation and monitoring measures for Spills and Pollution Prevention, Noise and Vibration and Air Quality;

o) A feasibility survey, which shall be carried out to consider the potential for moving demolition and construction material from the site by waterborne freight

Part B

Prior to commencement of development of Phase 2, including any works of demolition, a Construction Environmental Management & Logistics Plan must be submitted to and approved in writing by the Local Planning Authority.

The plans shall aim to minimise the amenity, environmental and road network impacts of the demolition and construction activities and include the details of:

a) Telephone, email and postal address of the site manager and details of complaints procedures for members of the public;

b) Measures to maintain the site in a tidy condition in terms of disposal/storage of waste and storage of construction plant and materials;

c) Scheme for recycling/disposition of waste resulting from demolition and construction works;

d) Ingress and egress to and from the site for vehicles;

e) Safeguarding of buried services;

f) Proposed numbers and timing of vehicle movements through the day and the proposed access routes, delivery scheduling, use of holding areas, logistics and consolidation centres;

g) Parking of vehicles for site operatives and visitors;

h) Travel Plan for construction workers;

i) Construction lighting and timings of such, not to unduly impact on neighbouring amenity;

j) Location and size of site offices, welfare and toilet facilities;

k) Erection and maintenance of security hoardings including decorative displays and facilities for public viewing;

l) Measures to ensure that pedestrian access past the site is safe and not obstructed;

m) Measures to minimise risks to pedestrians and cyclists, including but not restricted to accreditation of the Fleet Operator Recognition Scheme (FORS) and use of banksmen for supervision of vehicular ingress and egress.

n) Mitigation and monitoring measures for Spills and Pollution Prevention, Noise and Vibration and Air Quality;

o) A feasibility survey, which shall be carried out to consider the potential for moving demolition and construction material from the site by waterborne freight

The development shall not be carried out other than in accordance with the approved details

.

Reason: In the interests of highway and pedestrian safety and to preserve the amenity of the area in accordance with the requirements of policies D.DH8, STR1, D.TR2 and D.TR4 of the Tower Hamlets Local Plan 2031 (2020).

22 - Archaeology

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. Where appropriate, details of a programme for delivering related positive public benefits.

C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: This pre-commencement condition is necessary to safeguard the archaeological interest on this site and ensure that the proposed development is in accordance with NPPF paragraph 205.

23 - Construction Plant and Machinery (NRMM)

Part A

a) Prior to the commencement of Phase 1 of the development, details of all plant and machinery to be used at the demolition and construction phases of Phase 1 have been submitted to, and approved in writing by, the Local Planning Authority. All Non-Road Mobile Machinery (NRMM) used during the course of the development that is within the scope of the Greater London Authority 'Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (SPG) dated July 2014, or any subsequent amendment or guidance, shall comply with the emission requirements therein. All Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560kW has been registered at http://nrmm.london/

b) Proof of registration must be submitted to the Local Planning Authority prior to the

commencement of any works on site.

c) The NRMM used during the demolition and construction phases [as detailed above] must be carried out in accordance with the approved details.

d) An inventory of all Non-Road Mobile Machinery (NRMM) must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Part B

a) Prior to the commencement of Phase 2 of the development, details of all plant and machinery to be used at the demolition and construction phases of Phase 2 have been submitted to, and approved in writing by, the Local Planning Authority. All Non-Road Mobile Machinery (NRMM) used during the course of the development that is within the scope of the Greater London Authority 'Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (SPG) dated July 2014, or any subsequent amendment or guidance, shall comply with the emission requirements therein. All Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560kW has been registered at http://nrmm.london/

b) Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

c) The NRMM used during the demolition and construction phases [as detailed above] must be carried out in accordance with the approved details.

d) An inventory of all Non-Road Mobile Machinery (NRMM) must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To manage and prevent further deterioration of existing low-quality air across London in accordance with London Plan 2021, NPPF 181, D.ES2 of Tower Hamlets Local Plan 2031 "2020".

24 - Piling

Part A

No piling shall take place for Phase 1 until a piling method statement detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Part B

No piling shall take place for Phase 2 until a piling method statement detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

25 - Water Efficiency

Part A

Prior to commencement superstructure works for Phase 1, a copy of the water efficiency calculator for new dwellings from Building Regulations Approved Document Part G shall be submitted to the Local Planning Authority for each dwelling type within Phase 1 with a unique sanitary ware and water-consuming appliances specification. This shall demonstrate that each dwelling within Phase 1 will achieve water use of not more than 110 litres per person per day (including a 5 litre per person per day allowance for external water use) in line with the optional requirements of Approved Document G.

Part B

Prior to commencement superstructure works for Phase 2, a copy of the water efficiency calculator for new dwellings from Building Regulations Approved Document Part G shall be submitted to the Local Planning Authority for each dwelling type within Phase 2 with a unique sanitary ware and water-consuming appliances specification. This shall demonstrate that each dwelling within Phase 2 will achieve water use of not more than 110 litres per person per day (including a 5 litre per person per day allowance for external water use) in line with the optional requirements of Approved Document G.

The calculator tools shall be accompanied by specification documents demonstrating the water consuming fittings and fixtures which have been specified within the dwellings in order to achieve the calculated water use.

Part C

Prior to commencement of above ground works details of the water efficiency measures within the non-residential uses shall be submitted to the Local Planning Authority for approval. The details of which shall demonstrate that the non-residential uses achieve at least the BREEAM excellent standard for the ‘Wat 01’ water category.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand, in accordance with polices SI.5 of the London Plan (2021) and D.ES6

of the Tower Hamlets Local Plan 2031 (2020).

26 - Landscaping

No superstructure works shall take place for each phase until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. Reasonable endeavours shall be made to ensure that the Scheme achieves the target Urban Greening Factor score for the site of 0.4 minimum.

The scheme shall include details of:

a) hard landscaping including ground surfaces, kerbs and planter enclosures;

b) soft landscaping including number, size, species and location of plants;

c) provisions for communal gardening;

d) hard and soft landscaping details for the areas above the podium, including soil substrate depths and irrigation systems

e) on-going five year maintenance and watering provisions for soft landscaping;

f) lighting including light spill drawings and proposed Lux levels;

g) biodiversity features;

h) sustainable urban drainage features;

i) drain covers, manholes and covers for access to drainage and utilities;

j) play equipment and playable landscape features;

k) railings, walls and other means of enclosure;

l) bollards, gates and other access control measures;

m) furniture including benches and litter bins;

n) CCTV and other security measures;

o) ground levels, gradients, thresholds and inclusive access provisions;

p) public art; and

q) signage and wayfinding measures including Legible London signage.

The landscaping scheme shall be completed in accordance with the approved details no later than during the first planting season following practical completion of the development and retained for the lifetime of the development.

Any trees or shrubs which die, are removed or become seriously damaged or diseased within five years from the completion of the landscaping works shall be replaced in the next planting season with the same species or an approved alternative as agreed in writing by the Local Planning Authority.

Reason: To; ensure a high quality of the public realm, including through providing appropriate permeability, legibility, wayfinding, microclimate and public art; ensure residential amenity; ensure that the development creates a safe and secure environment; ensure provision of biodiversity improvements; ensure that the development provides inclusive access; minimise adverse heritage impacts and provide heritage benefits; ensure adequate provision, location

and design of visitor cycle parking spaces, in accordance with policies G5 of the London Plan (2021), S.DH1, D.DH2, S.DH3, D.DH3, D.ES3, and D.TR3 of the Tower Hamlets Local Plan 2031 (2020).

27 - Highways Works

Prior to commencement of superstructure works, a Scheme of Highway Improvement Works necessary to serve this development shall been submitted to and approved in writing by the Local Planning Authority, in consultation with TfL.

The Scheme of Highway Improvement Works shall include:

- The Active Travel Zone Improvements identified in the Transport Assessment for Jamaica Street and Sidney Street
- The introduction of any new crossovers and the removal of crossovers
- Any changes to parking regimes on the public highway which will result to changes in traffic orders and signing and marking.
- All other works proposed on the public highway

These works shall be secured via Section 278 legal agreement and implemented prior to occupation of the development in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety, to ensure a high quality of public realm and to ensure the development is well integrated with its surroundings in accordance with the requirements of policies S.DH1 and D.TR2 of the Tower Hamlets Local Plan 2031 (2020).

28 - Air Quality

Part A

No superstructure works shall take place for Phase 1 until details of a mechanical ventilation system for Phase 1 units (for residential units facing Stepney Way, on ground, first and second floors including) to protect the future residential occupiers of the development from external air pollution has been submitted to and approved in writing by the Local Planning Authority. Air intakes shall be located on upper floor levels (not on ground, first or second floors) or include NOx, PM2.5, PM10 filters.

The system shall be designed to minimise energy usage, minimise disturbance to occupiers, be sufficient to prevent summer overheating and include robust maintenance arrangements.

None of the residential units for Phase 1 shall be occupied until the mechanical ventilation system has been implemented in accordance with the approved details. The system shall be retained and maintained in accordance with the approved details for the lifetime of the development.

Part B

No superstructure works shall take place for Phase 2 until details of a mechanical ventilation system for Phase 2 units (for residential units facing Stepney Way, on ground, first and second floors including) to protect the future residential occupiers of the development from

external air pollution has been submitted to and approved in writing by the Local Planning Authority. Air intakes shall be located on upper floor levels (not on ground, first or second floors) or include NOx, PM2.5, PM10 filters.

The system shall be designed to minimise energy usage, minimise disturbance to occupiers, be sufficient to prevent summer overheating and include robust maintenance arrangements.

None of the residential units for Phase 2 shall be occupied until the mechanical ventilation system has been implemented in accordance with the approved details. The system shall be retained and maintained in accordance with the approved details for the lifetime of the development.

Reason: To manage and prevent further deterioration of existing low-quality air across London in accordance with London Plan 2021, NPPF 181, D.ES2 of Tower Hamlets Local Plan 2031 “2020”.

29 - SUDS

Prior to the commencement of any superstructure works, a surface water drainage scheme for the site based on sustainable drainage principles, an assessment of the hydrological and hydro geological context of the development, and an assessment towards the SuDs hierarchy shall be submitted to and approved by the local Planning Authority. The scheme shall also include (but not limited to):

- The peak discharge rates for all storm events (1in1, 1in30, 1in100, 1in100+40%), together with any associated control structures and their position on site
- Safe management of critical storm water with storage up to the 1:100 year plus 40%
- An assessment towards the Suds hierarchy and how each approach could be included within the site.
- Details of agreed adoption, monitoring and continued maintenance of drainage and suds features post development

The approved SUDS scheme shall be completed, in full, prior to the first occupation of the development and thereafter maintained in operational condition for the lifetime of the development.

Reason: To manage the risk of surface water and river flooding, to ensure the development does not contribute to flooding and to ensure that sufficient capacity is available to cope with the new development in accordance with policies D.ES4 and D.ES5 of the Tower Hamlets Local Plan 2031 (Adopted 2020)

30 - Materials

Part A

No superstructure works shall take place Phase 1 until samples and full particulars of all external facing materials to be used in the construction of Phase 1 of the development have been submitted to and approved in writing by the Local Planning Authority.

Details submitted pursuant to this condition shall include but are not restricted to:

a) Mock-up panels of no less than 1m by 1m of each external cladding material.

   Details of external cladding, where relevant, shall include all types of brick or other

cladding material to be used, details of bond, mortar and pointing for brick and details of joints, panel sizes and fixing method for other types of cladding.

If an off-site manufactured cladding system is to be used, the full details of the system shall be provided and the mock-up panel shall include at least one junction between pre-assembled panels.

b) Samples and drawings of fenestration.

Details of fenestration, where relevant, shall include reveals, sills and lintels. Drawings shall be at a scale of no less than 1:20.

c) Drawings and details of entrances.

Details of entrances, where relevant, shall include doors, reveals, canopies, signage, entry control, post boxes, CCTV, lighting and soffit finishes. Drawings shall be at a scale of no less than 1:20.

d) Drawings and details of shopfronts.

Details of shopfronts, where relevant, shall include doors, glazing, reveals, stallrisers, pilasters, fascias, awnings and signage zones or indicative signage. Drawings shall be at a scale of no less than 1:20.

e) Details and samples of roofing.

f) Details of any balconies, terraces or wintergardens and associated balustrades, soffits and drainage.

g) Details of any external rainwater goods, flues, grilles, louvres and vents.

h) Details of any external plant, plant enclosures and safety balustrades.

i) A Green Procurement Plan for sourcing the proposed materials. The Green Procurement Plan shall demonstrate how the procurement of materials for the development will promote sustainability, including through the use of low impact, sustainably-sourced, reused and recycled materials and the reuse of demolition waste

Part B

No superstructure works shall take place Phase 2 until samples and full particulars of all external facing materials to be used in the construction of Phase 2 of the development have been submitted to and approved in writing by the Local Planning Authority.

Details submitted pursuant to this condition shall include but are not restricted to:

j) Mock-up panels of no less than 1m by 1m of each external cladding material.

Details of external cladding, where relevant, shall include all types of brick or other cladding material to be used, details of bond, mortar and pointing for brick and details of joints, panel sizes and fixing method for other types of cladding.

If an off-site manufactured cladding system is to be used, the full details of the system shall be provided and the mock-up panel shall include at least one junction between pre-assembled panels.

k) Samples and drawings of fenestration.

Details of fenestration, where relevant, shall include reveals, sills and lintels. Drawings shall be at a scale of no less than 1:20.

l) Drawings and details of entrances.

Details of entrances, where relevant, shall include doors, reveals, canopies, signage, entry control, post boxes, CCTV, lighting and soffit finishes. Drawings shall be at a scale of no less than 1:20.

m) Drawings and details of shopfronts.

Details of shopfronts, where relevant, shall include doors, glazing, reveals, stallrisers, pilasters, fascias, awnings and signage zones or indicative signage. Drawings shall be at a scale of no less than 1:20.

n) Details and samples of roofing.

o) Details of any balconies, terraces or wintergardens and associated balustrades, soffits and drainage.

p) Details of any external rainwater goods, flues, grilles, louvres and vents. This should

q) Details of any external plant, plant enclosures and safety balustrades.

r) A Green Procurement Plan for sourcing the proposed materials. The Green Procurement Plan shall demonstrate how the procurement of materials for the development will promote sustainability, including through the use of low impact, sustainably-sourced, reused and recycled materials and the reuse of demolition waste.

The development shall not be carried out other than in accordance with the approved details.

Reason: To ensure a satisfactory external appearance of the development and that high quality materials and finishes are used, in accordance with policies S.DH1 and D.SG4 of the Tower Hamlets Local Plan 2031 (2020).

31 - Phase 1

Prior to the occupation of the Phase 1 development, a detailed occupation management plan for this phase of the development shall be submitted to and approved in writing by the Local Planning Authority. This must include details of:

a) The hoarding on the buildings identified for demolition in Phase 2 and the distance between this hoarding and the buildings developed as part of Phase 1.

b) The access routes through the site that will be made available to resident occupiers of Phase 1 buildings and users of the community space.

c) The cycle and car parking strategy for Phase 1 occupants.

Prior to the demolition of the existing community centre, the community centre hereby approved shall be constructed, fitted out and ready for occupation.

Reason: in order to protect the standard of accommodation of residents occupying buildings developed as part of Phase 1 of the development.

32 - Tree Planting

Prior to first occupation of the development hereby approved, whichever is the sooner; full details of all proposed tree planting of 118 trees (in accordance with approved drawing number CER-PRP-ZZ-00-DR-L-2000 P1) shall be submitted to and approved in writing by the Local Planning Authority. This will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out no later than during the first planting season following practical completion of the development and retained for the lifetime of the development.

Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 to safeguard and enhance the amenity of the area, to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with policy D.ES3 of the Tower Hamlets Local Plan 2031 (2020).

33 - Noise Mitigation

Part A

a) Prior to first occupation of Phase 1, a scheme of window insulation and ventilation in respect of all the proposed Phase 1 dwellings to mitigate the impact of existing noise sources at the site shall be submitted to and approved in writing by the Local Planning Authority. The detailed proposal shall comply fully with the provision of British Standard BS8233:2014 and World Health Organisation (WHO) Guidelines 1999. Internal ambient noise levels in habitable room does not exceed 35dB LAeq,16 hour, between the hours 07:00 - 23:00 and within bedroom does not exceed both 30 dB LAeq, 8 hour and LAmax 45 dB more than 10 times between the hours 23:00 - 07:00.

b) Either prior to the expiry of 3 months from first occupation of Phase 1 or prior to the occupation of 80% of the Phase 1 residential units within the development, whichever occurs earlier, a post completion verification report, including acoustic test results, shall be submitted to and approved in writing by the Local Planning Authority confirming that the above minimum standards have been achieved.

c) At any junction between adjoining residential and non-residential uses, the Airborne Sound Insulation shall achieve a minimum of 55dB $D_{nT,w} + C_{tr}$. Compliance shall be demonstrated by undertaking Sound Insulation Testing prior to the occupation of the proposal. Details of the compliance testing shall be submitted to, and approved in writing by

the Local Planning Authority.

d) A supplementary noise impact assessment to highlight any potential noise problems and suitable mitigation measure(s) regarding the operational use of the Community Space shall be submitted to, and approved in writing by, the Local Planning Authority prior to use of the Community Space. Music from the Community Space must not be audible within surrounding residential properties.

Part B

a) Prior to first occupation of Phase 2, a scheme of window insulation and ventilation in respect of all the proposed Phase 2 dwellings to mitigate the impact of existing noise sources at the site shall be submitted to and approved in writing by the Local Planning Authority. The detailed proposal shall comply fully with the provision of British Standard BS8233:2014 and World Health Organisation (WHO) Guidelines 1999. Internal ambient noise levels in habitable room does not exceed 35dB LAeq,16 hour, between the hours 07:00 - 23:00 and within bedroom does not exceed both 30 dB LAeq, 8 hour and LAmax 45 dB more than 10 times between the hours 23:00 - 07:00.

b) Either prior to the expiry of 3 months from first occupation of Phase 2 or prior to the occupation of 80% of the Phase 2 residential units within the development, whichever occurs earlier, a post completion verification report, including acoustic test results, shall be submitted to and approved in writing by the Local Planning Authority confirming that the above minimum standards have been achieved.

Reason: To protect the amenity of the future occupiers and local residents from undue noise disturbance in accordance with the requirements of policies D.DH8 and D.ES9 of the Tower Hamlets Local Plan 2031 (2020).

34 - Car Free

None of the residential units shall be occupied until a scheme to secure their occupation as ‘car-free’ has been implemented in accordance with details which have first been submitted to and approved in writing by the local planning authority.

The scheme shall ensure that:

a) All residential occupiers of the development (not being holders of a disabled person's badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970 or similar legislation) including all such future occupiers, shall not apply for or hold an on-street parking permit to park a vehicle on public highway at any time within the administrative district of the local planning authority, with the exception of:

    i) those eligible for the permit transfer scheme

    i) the 70 secure social tenants and resident leaseholder households, where they exercise their right to return to the estate, shall be eligible to apply for and hold one on- street parking permit per household, to park a vehicle on the public

highway within the administrative district of the local planning authority.

b) Any permit that is issued to or held by any occupant of the development, with the exception of those eligible for the permit-transfer scheme as defined in a) i) above and those eligible for the extended permit transfer scheme defined in a) ii) above, shall immediately be surrendered to the local planning authority.

c) The restrictions and requirements of the scheme shall apply to and be communicated to all future residential occupiers of the development including successors in title as well as any person occupying the premises as a tenant or licensee.

Reason: To promote sustainable transport and to reduce pressure for on-street car parking in accordance with the requirements of policies T6 of the London Plan, D.TR3 of the Tower Hamlets Local Plan 2031 (2020).

35 - Waste Management Plan

The development shall not be occupied until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. This Plan shall include details to demonstrate compliance with the following guidelines:

a) Internal waste storage is to be provided for each residential unit; there should be internal provision for the separate storage of refuse, recycling and food waste.

b) Bin stores are to be built in accordance with relevant standards;

c) Measurement of bins are to be provided in cubic meters to demonstrate there is sufficient space in bin stores;

d) Sufficient door sizes with catches or stays are to be provided;

e) The facilities are appropriately ventilated.

f) They have a suitably robust design including walls that are fitted with rubber buffers and that any pipes/services are fitted with steel cages.

g) They feature gates/doors with galvanised metal frames/hinges and locks. Bin stores should be secured with FB keys or keycodes.

h) They have sufficient capacity to service the relevant building/use.

i) They have maintenance facilities, including a wash-down tap and floor drain.

j) All bin stores are to be free from any steps;

k) Bulky waste storage must be in its own separate storage unit away from other waste streams; where separate storage is not possible, the applicant needs to provide details of a robust bulky waste management plan.

l) Information of dropped kerbs is to be provided and within 10m of trolleying distance from bin stores;

m) Waste carrying distance for residents should be maximum 30 metres to the bin store; where this is not possible the applicant must provide details of how the needs of residents with accessibility needs will be managed.

n) Managing agent, or similar, shall present all waste streams including bulky waste where these are not within 10 metres trolleying distance for the waste collection operatives including all waste stored at all other levels except ground level, where distance exceeds 10m bins will be moved to a collection point within 10m drag distance of the collection vehicle prior to collection; details of how this will be managed should be provided.

o) Details of how the waste collections vehicle will service this proposal including all loading and unloading areas must be provided.

p) A communications plan should be submitted. This should be prepared with reference to the Reuse, Recycling and Waste SPD.

The provisions for waste storage shown on the approved plans shall be maintained for the lifetime of the development. The waste storage and waste collection facilities for Phase 1 shown on approved drawings shall be provided prior to the first occupation of Phase 1 of the development and the waste storage and waste collection facilities for Phase 2 shown on approved drawings shall be provided prior to the first occupation of Phase 2 of the development and should be maintained in an operational condition and made available to the occupiers of the building for the lifetime of the development.

Reason: To ensure adequate provision for the storage of refuse in accordance with policy D.MW3 of the Tower Hamlets Local Plan 2031 (2020); and to ensure adequate delivery and servicing arrangements and to minimise the development's impacts on the safety and capacity of the road network, in accordance with policies D.DH8, S.TR1, D.TR2 and D.TR4 of the Tower Hamlets Local Plan 2031 (2020).

36 - Travel Plan

The development shall not be occupied prior to the submission of a Travel Plan, in relation to staff and visitors to the development, has been implemented in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority. This Travel Plan should contain provisions that cover the interim Phase 2 construction period and separate provisions that relate to the post completion of Phase 2.

The Travel Plan shall include on-going review provisions. The provisions of the Plans shall be maintained for the lifetime of the Development.

Reason: To encourage the use of sustainable forms of transport and to minimise the impact of the Development on the local highway network in accordance with policies S.TR1, D.TR2 and D.TR4 of the Tower Hamlets Local Plan 2031 (2020).

37 - Water Network

No development shall be occupied until confirmation has been provided that either:

a) all water network upgrades required to accommodate the additional demand to serve the development have been completed; or

b) a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied.

Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

38 - Wheelchair Dwellings

A minimum of 10% (34 dwellings) of the new residential units within the development must be 'wheelchair user dwellings' provided in compliance with Building Regulation requirement M4(3). The approved affordable rent units will be provided as M4(3)(2)(b) wheelchair accessible dwellings. All other wheelchair user dwellings within the remaining tenures will be provided as M4)(3)(2))(a) wheelchair adaptable dwellings.

These shall be provided prior to first occupation of Phase 2 of the development and shall be retained and maintained as approved for the life of the development. The remaining dwellings, with the exception of Blocks A5 and B4, will be provided in compliance with Building Regulation requirement M4(2).

Prior to the internal fit out (with the exception of shell and core) of any of the 34 'wheelchair accessible' dwellings, details of the location and layout of the 34 dwellings shall be submitted to, and approved in writing by, the LPA. The details shall include floors plans at 1:50 scale, indicating the location of any fittings (ceiling hoists etc) required to ensure compliance with Building Regulation requirement M4(3)(2)(b).

The units shall be constructed and fitted out only in compliance with the details so approved, prior to first occupation of the units and shall retained as such for the lifetime of the development.

Any lifts shown on the approved drawings shall be installed and in operation prior to first occupation of the relevant core. The lifts shall be retained and maintained in operational condition for the lifetime of the development.

Reason: To ensure adequate provision of accessible and adaptable dwellings and that adequate step-free access is provided in accordance with policies 7.2 of the London Plan (2016), E10 of the Draft London Plan and Policy D.H3 of Tower Hamlets Local Plan 2031.

39 - Disabled Persons Parking

a) The 34 disabled persons car parking spaces shown on the approved drawings shall be provided prior to the first occupation of the Phase 2 of the development and retained and maintained as disabled persons parking spaces for its lifetime unless otherwise agreed in writing by the Local Planning Authority.

b) No less than 7 car parking spaces shall be provided with electric vehicle charging points. Passive provision for future provision of electric charging points shall be made for all parking spaces. The charging points as well as passive provision shall be in place prior to the first

occupation of the development and retained for its lifetime.

c) At no time shall any other external areas of the development save for those explicitly identified on the approved drawings be made available for parking of motor vehicles other than to facilitate essential maintenance works.

Reason: To promote sustainable transport by reducing the need for car travel and to ensure the provision of adequate inclusive parking facilities in accordance with policies T6 of the London Plan (2021), D.TR3 of the Tower Hamlets Local Plan 2031 (2020).

40 - Parking Management Plan

The development shall not be occupied until a Car and Cycle Parking Management Strategy is submitted to and approved in writing by the Local Planning Authority. The Strategy shall govern the allocation of the accessible parking bays and accessible cycle facilities for the lifetime of the development.

Reason: To promote sustainable transport by reducing the need for car travel and to ensure the provision of adequate inclusive parking facilities in accordance with policies T6 of the London Plan (2021), D.TR3 of the Tower Hamlets Local Plan 2031 (2020).

41 - Energy Standards

a) The development shall be carried out in accordance with the approved Energy Strategy Report (by Calford Seaden dated October 2021) and Sustainability Design and Construction Statement (by Calford Seaden dated October 2021). The energy efficiency and sustainability measures set out therein shall be completed prior to the first occupation of Phase 2 of the development and retained for its lifetime.

b) The development shall achieve regulated carbon dioxide emission savings of no less than 72% against the Target Emissions Rate of Part L of Building Regulations (2013).

c) The photovoltaic array system shall be installed prior to the first occupation of Phase 2 of the development, have an output of no less than 308kWp and be retained for the lifetime of the development.

d) Any non-residential units shall achieve compliance with at least the 'Excellent BREEAM standard. Within 3 months of first occupation of non-residential unit the development the applicant shall submit the final BREEAM certificates to demonstrate the scheme has achieved a BREEAM Excellent rating which shall be certified by the awarding body.

e) The heat and hot water supply system shall be designed and constructed so as to enable a future connection of the supply system to a district heating network.

f) All of the approved residential units shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement G2(36)(2)(b) *'110 litres water consumption per person per day' (including a 5 litre per person per day allowance for external water use*.

g) The Phase 2 of the development shall not be occupied until a post completion verification report has first been submitted to and approved in writing by the Local Planning Authority to confirm that the above minimum standards have been achieved and that all of the

approved energy efficiency and sustainability measures have been implemented

Reason: To ensure a reduction of carbon dioxide emissions and the highest levels of sustainable design and construction in accordance with policies D.ES6 and D.ES7 of the Tower Hamlets Local Plan 2031 (2020).

42 - Delivery and Servicing Plan

Prior to the occupation of the development, a detailed Delivery and Servicing Plan for the development shall be submitted to and approved in writing by the Local Planning Authority. This should cover delivery and servicing during the Phase 2 construction period and post completion.

The deliveries and servicing of the approved uses shall not take place otherwise than in accordance with the Deliveries and Servicing Plan thus approved.

Reason: To ensure to ensure that the development does not adversely impact on the safety or capacity of the road network in accordance with policies D.DH8, S.TR1, D.TR2 and D.TR4 of the Tower Hamlets Local Plan 2031 (2020).

43 - Secure by Design

Prior to the first occupation of Phase 2, a Secure By Design certification or a letter from Metropolitan Police Designing Out Crime Office stating that appropriate Secure By Design measures and recommendations of compliance for the development have been installed and met, will be required.

Reason: In the interest of creating safer and sustainable communities and to ensure that Secure by Design principles are implemented into the development in accordance with policies 7.3 of the London Plan (2016), S.DH1 and D.DH2 of the Tower Hamlets Local Plan 2031 (Adopted 2020).

44 - Circular Economy

Prior to the occupation of phase 1 and phase 2, a post-construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The post-construction monitoring report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of each building. Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.

45 - Whole Life Cycle

Part A - Prior to the occupation of the Phase 1 of the development the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance.

Part B - Prior to the occupation of the Phase 2 of the development the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance.

The post-construction assessment should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the development.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings

46 - Fire Evacuation Lifts

Prior to commencement for each building details shall be submitted to and approved in writing by the local planning authority demonstrating that a minimum of at least one lift per core (or more subject to capacity assessments) will be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

The development shall be carried out in accordance with these details and maintained as such in perpetuity.

Reason: In the interests of fire saftey, in compliance with policy D12 of the London Plan (2021).

47 - Updated Fire Strategy

Prior to the commencement of above ground works for each Phase, a updated Fire Strategy prepared by a third party suitably qualified assessor shall be submitted to and approved in writing by the LPA, in consultation with the London Fire Brigade. The Strategy shall detail how the development hereby approved will function in terms of :

- access for fire service vehicles, personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lift, stair and lobbies, any fire suppression and smoke ventilation systems proposed and the ongoing maintenance and monitoring of these
- how provision will be made within the site to enable fire appliances to gain access to the building
- Fire evacuation management including details of evacuation assembly points

The Strategy shall be implemented in accordance with the approved details and permanently retained thereafter

Reason: In the interests of fire safety in accordance with policy D12 of the London Plan (2021).

48 - Phasing Strategy

No part of the development shall commence until a phasing strategy has been submitted and approved in writing by the LPA. The phasing strategy shall include details of :

a) The order in which the development and occupation of the building will take place, taking into account the approved phasing plan

b) The area, location and programme for construction of public open space, public realm, play space and landscaping in that phase

c) The chargeable development(s) comprised in that phase for the purpose of CIL

The development shall only be carried out in accordance with the approved phasing strategy, except where any variation to the phasing strategy is agreed in writing by the LPA.

Reason : In the interest of good planning and to assist with the identification of each chargeable development (being the Phase) and the calculation of CIL payable in respect of each chargeable development in accordance with the Community Infrastructure Levy Regulations 2010 (as amended).

49 - Be Seen

a) Prior to occupation of each phase, updated accurate and verified 'as-built' design estimates of the 'Be Seen' energy performance indicators for each Reportable Unit of the development, as per the methodology outlined in the 'As-built stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance (or any document that may replace it), shall be submitted to the LPA, in consultation with the GLA . All data and supporting evidence shall be submitted to the GLA using the 'Be Seen' as-built stage reporting webform (https://www.london.gov.uk/what-we_do/planning/implementing-london-plan/london-plan-guidance-and-spgs/be-seen-energy_monitoring-guidance). The submission shall include confirmation that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in the 'In-use stage' of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it).

b) Upon completion of the first year of Occupation or following the end of the Defects Liability Period (whichever is the later) and at least for the following four years after that date, the Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each Reportable Unit of the development as per the methodology outlined in the 'In-use stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it). All data and supporting evidence should be submitted to the GLA using the 'Be Seen' in-use stage reporting webform (https://www.london.gov.uk/what-we-do/planning/implementing-london_plan/london-plan-guidance-and-spgs/be-seen-energy-monitoring-guidance). This obligation will be satisfied after the Owner has reported on all relevant indicators included in the 'In-use stage' chapter of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it) for at least five years.

c) In the event that the 'In-use stage' evidence submitted under Clause b) shows that the 'As-built stage' performance estimates derived from Clause a) have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'Be Seen' in-use stage reporting webform. An action plan comprising measures identified in Clause b) shall be submitted to and approved in writing by the GLA, identifying measures which would be reasonably practicable to implement and a proposed timescale for implementation. The action plan and measures approved by the GLA should be implemented by the Owner as soon as reasonably practicable.

Be Seen Definitions

"Defects Liability Period" means such period of time following Practical Completion of a Building in which a contractor may remedy defects as may be included in the building contract for the relevant Building;

"Reportable Unit" means a Reportable Unit (Energy Centre), Reportable Unit (Residential) or Reportable Unit (Non-Residential);

"Reportable Unit (Energy Centre)" means either a connection to a third-party District Heating Network, a self-contained Energy Centre serving multiple residential/non-residential properties (within the Site) or a self-contained energy system serving multiple residential properties (within a Block or Building);

"Reportable Unit (Residential)" means an individual Block or Building of five or more flats or a group of five or more houses;

"Reportable Unit (Non-Residential)" means a Building with a single occupier/tenant (including block of flats' communal areas) or a Building with multiple tenants

Reason : To contribute towards a net- zero development and minimise greenhouse gas emissions, in compliance with London Plan policy SI2.

50 - The development hereby permitted shall be carried out and thereafter maintained in full accordance with the requirements of the 'Affordable Housing Planning Obligations Letter' dated 8 August 2023.

Reason: To ensure the development delivers the maximum reasonable amount of affordable housing and to comply with London Plan policies H4 and Tower Hamlets Local Plan polices S.H1 and D.H2.

51 - In the event that the Council transfers a freehold or leasehold interest in any part of land to any third party (other than a person acquiring the freehold or leasehold title of an individual dwelling unit) within the planning application boundary, no works (or no further works as the case may be) shall be carried out under this planning permission unless the transferee of the freehold or leasehold interest is bound by a S106 agreement, which secures the affordable

housing provisions as required by condition 50.

Reason: To ensure the development secures the planning obligations to make the development acceptable.

Informatives:

1 - Thames Water

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide on working near our assets to ensure your workings are in line with the necessary processes you need to follow if you are considering working above or near our pipes or other structures:

https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes.

Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

2 - Secure by Design

The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs). The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk.

3 - Electric Vehicle Charging

Whilst bearing in mind the Disabled Car Parking Condition, reasonable endeavours should be used to ensure that prior to occupation the proposed development provides no less than 50% of car parking spaces with electric vehicle charging points, in order to respond to projected increased demand for electric vehicles.

Community Infrastructure Levy (CIL) Information Note

This application is considered to be liable for the Community Infrastructure Levy (CIL) raised by the Mayor of London and Tower Hamlets council. The CIL is a planning charge levied on net additional floorspace arising from new developments or the creation of new dwellings (including through a change of use) in order to fund infrastructure to support development in the local area. The Council acts as collecting authority for the Mayor of London who has a levy to raise money for transport infrastructure in the London area.

The first step in the CIL process is to complete a Form 1: CIL Additional Infomation. You should have already submitted this with your application. The CIL Team will measure the floorspace from the plans and information you provided for the planning application, however we are unable to discount existing floorspace that has been in lawful use without the above form. We may ask you for proof of existing use for the last three years before gaining planning permission.

We now require Form 2: Assumption of Liability within the next two weeks. Again, you may have already been asked for this form. This must be completed in order to produce a Liability Notice. This form tells us who is responsible for paying the CIL charge. If this form is not completed within two weeks of the issue of the planning decision notice we will make a Land Registry search and send the CIL Liability Notice to the landowner and any other interested parties noted on the register.

If you wish to apply for an exemption from the levy, for example, for charitable or social housing relief, then please complete one of the forms below:

- Form 7: Self Build Exemption Claim – Part 1 & Part 2
- Form 8: Residential Annex Exemption Claim
- Form 9: Residential Extension Exemption Claim
- Form 10: Charitable and/or Social Housing Relief Claim

Exemption forms must be submitted before commencement of the development. Please provide these forms in good time as commencement should not start before the council has issued a Relief Decision Notice.

The CIL Liability Notice will be registered as a local land charge against the land affected by the planning permission and will be revealed when a property search is made. CIL payment will make the charge on the register fulfilled.

All the forms mentioned above can be found at:
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

For further information or if you have any questions regarding CIL please contact us at cil@towerhamlets.gov.uk or on 020 7364 5009.